



**TOWN OF FREETOWN
FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN**

Date: February, 2022

Checklist for Applicants

The following must be included with all applications for endorsement of a Definitive Subdivision Plan:

- ☒ 1) Three (3) copies of this form, a copy of the deed to the property, and if the application is submitted by anyone other than the owner, a letter signed in the presence of a notary public authorizing the agent to act on their behalf.
- ☒ 2) Twelve (12) paper copies of the plan prepared in accordance with the Town of Freetown Subdivision Rules and Regulations. A mylar plan, suitable for recording at the Registry of Deeds, must be submitted once the final plans are approved. All plan copies must be folded.
- ☒ 3) A check for the appropriate amount of filing fees payable to the Town of Freetown (Refer to the Rules and Regulations of the Planning Board Governing the Subdivision of Land to calculate filing fees) and include an itemized statement detailing how filing fees were calculated.
- ☒ 4) A check for the appropriate amount of engineering review fees deposit payable to the Town of Freetown (Refer to the Rules and Regulations of the Planning Board Governing the Subdivision of Land to calculate engineering review fees deposit).
- ☒ 5) A Municipal Lien Certificate
- ☒ 6) An electronic file of the plan on a CD in PDF format
- ☒ 7) A certified abutters list from the Board of Assessors

To the Planning Board of the Town of Freetown

Plan of Land entitled: Definitive Subdivision Plan

Name of Engineer or Surveyor: VHB

Plan dated: February 2022

Land Located: 0 Locust Street & 0 George D. Williams Lot

Assessor's Map number: 206 Lot number: 49.01-0 & 43.0

Zoning District: General Use/Residential Number of lots shown on plan: 2

Total acreage of tract: 52.63 Total feet of proposed roadway: 784

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled **Definitive Subdivision Plan**

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Freetown Planning Board and makes application to the Board for approval of said plan.

The undersigned title to said land is derived from **Deed**

by deed dated **10/21/16** and recorded in the Bristol County District Registry of Deeds Book **43**, Page **225**, registered in the **Bristol County** Registry of Land Court, Certificate of Title Number **7610**. Said plan has (☐) has not (☐) evolved from a Preliminary Plan submitted to the Board on **1/4/2022**, and approved (with modifications) (☐) , (disapproved) (☐) on .

The undersigned title to said land is derived from **Deed**

by deed dated **10/30/14** and recorded in the Bristol County District Registry of Deeds Book **9054**, Page **79**, registered in the **Bristol County** Registry of Land Court, Certificate of Title Number **7830**. Said plan has (☐) has not (☐) evolved from a Preliminary Plan submitted to the Board on **1/4/2022**, and approved (with modifications) (☐) , (disapproved) (☐) on .

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's Signature _____

Print Applicant's Name _____

Applicant's Address _____

Applicant's Phone _____

Applicant's E-Mail Address _____

The property owner of record should be present when submitting plans for the Planning Board's consideration. If the owner is not present, he or she shall be represented by an authorized agent with a notarized letter of authorization. Such plan believed not to require approval must be prepared and endorsed by a Professional Land Surveyor, licensed in the Commonwealth of Massachusetts.

Owner's signature and address if not the applicant or applicant's authorization if not the owner

Owner's Signature

Owner's Address

Owner's Printed Name

Owner's Phone Number

COMMONWEALTH OF MASSACHUSETTS

_____, SS

_____, 20

On this _____ day of _____, 20 , before me, the undersigned Notary Public, personally appeared _____ and proved to me through satisfactory evidence of identification, which is _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

RECEIVED BY TOWN CLERK

DATE: _____

TIME _____

SIGNATURE _____

August 31, 2021

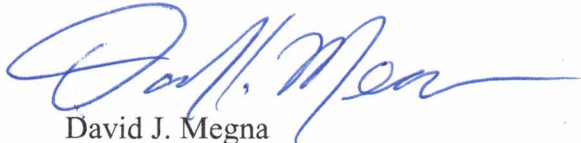
Mr. Keven V. Desmarais, Chair
Freetown Planning Board
3 North Main Street
Assonet, MA 02702

Mr. Keven V. Desmarais, Chair
Freetown Conservation Commission
3 North Main Street
Assonet, MA 02702

Dear Chair Desmarais:

Please be advised that I, David J. Megna, as Manager of Capital Funding Services LLC, hereby authorize Freetown East PV 1, LLC and Vanesse Hangen Brustlin, Inc. ("VHB") to act as my agents in all aspects in order to obtain Site Plan Approval from the Freetown Planning Board, an Order of Conditions from the Freetown Conservation Commission, and any other permits or approvals needed for a Large-Scale Ground-Mounted Solar Photovoltaic Installation proposed to be located on land owned by Capital Funding Services LLC at 0 Locust Street in Freetown, MA. The property is identified as Parcel 49.01 on Assessors Map 206.

Sincerely,

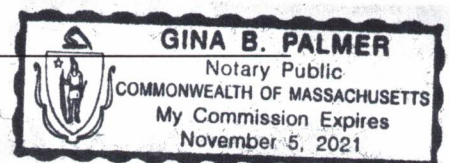

David J. Megna

On this 31st day of August, 2021, before me, the undersigned notary public, David J. Megna personally appeared, proved to me through satisfactory evidence of identification, which were Drivers Licence, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager for Capital Funding Services LLC, a Massachusetts limited liability company, as the voluntary act of the limited liability company.




Notary Public

My Commission Expires: _____



September 23, 2021

Mr. Keven V. Desmarais, Chair
Freetown Planning Board
3 North Main Street
Assonet, MA 02702

Mr. Keven V. Desmarais, Chair
Freetown Conservation Commission
3 North Main Street
Assonet, MA 02702

Dear Chair Desmarais:

Please be advised that I, Edward F. Lowe, as Trustee of Lowe Irrevocable Trust, hereby authorize Freetown East PV 1, LLC and Vanesse Hangen Brustlin, Inc. ("VHB") to act as my agents in all aspects in order to obtain Site Plan Approval from the Freetown Planning Board, an Order of Conditions from the Freetown Conservation Commission, and any other permits or approvals needed for a Large-Scale Ground-Mounted Solar Photovoltaic Installation proposed to be located on land owned by the Lowe Irrevocable Trust at 0 George D. Williams Lot in Freetown, MA. The property is identified as Parcel 43 on Assessors Map 206.

Sincerely,



Edward F. Lowe

On this 23 day of September, 2021, before me, the undersigned notary public, Edward F. Lowe personally appeared, proved to me through satisfactory evidence of identification, which were MA Drivers Licence, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Lowe Irrevocable Trust as the voluntary act of the trust.



Donna J. Moniz Levesque
Notary Public

My Commission Expires: November 20 2026



300 foot Abutters List Report

Freetown, MA
December 20, 2021

Subject Property:

Parcel Number: 206-043
CAMA Number: 206-043
Property Address: 0 GEORGE D WILLIAMS LOT

Mailing Address: LOWE EDWARD F TR LOWE
IRREVOCABLE TRUST
44 ELM TREE DR
ASSONET, MA 02702

Abutters:

Parcel Number: 206-024
CAMA Number: 206-024
Property Address: 0 ROUTE 24

Mailing Address: MEGNA DAVID J
227 RIVER RD
WESTPORT, MA 02790

Parcel Number: 206-032
CAMA Number: 206-032
Property Address: 0 SAMMY'S LN

Mailing Address: REZENDES FMLY LTD PARTNRSHP #3
P O BOX 879
ASSONET, MA 02702

Parcel Number: 206-033
CAMA Number: 206-033
Property Address: 0 SAMMY'S LN

Mailing Address: REZENDES FMLY LTD PARTNRSHP #3
P O BOX 879
ASSONET, MA 02702

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 SOLAR LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A TOPEKA
SOLAR 1 LLC
4900 N SCOTTSDALE RD STE 5000
SCOTTSDALE, AZ 85251

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 R LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A
27R LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 SOLAR LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A TOPEKA
SOLAR 1 LLC
4900 N SCOTTSDALE RD STE 5000
SCOTTSDALE, AZ 85251

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 R LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A
27R LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-049.01
CAMA Number: 206-049.01
Property Address: 0 LOCUST ST

Mailing Address: CAPITAL FUNDING SERVICES LLC
3129 COUNTY ST
SOMERSET, MA 02726

**Freetown Board of Assessors
CERTIFIED ABUTTERS LIST**



www.cai-tech.com

12/20/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1



300 foot Abutters List Report

Freetown, MA
December 20, 2021

Subject Property:

Parcel Number: 206-049.01
CAMA Number: 206-049.01
Property Address: 0 LOCUST ST

Mailing Address: CAPITAL FUNDING SERVICES LLC
3129 COUNTY ST
SOMERSET, MA 02726

Abutters:

Parcel Number: 203-022
CAMA Number: 203-022
Property Address: 3 ADUKE WAY

Mailing Address: SMALL JAMES III & KATHLEEN
3 ADUKE WAY
ASSONET, MA 02702

Parcel Number: 206-023
CAMA Number: 206-023
Property Address: 127 N MAIN ST

Mailing Address: BOY'S CLUB OF FALL RIVER
P O BOX 215
FALL RIVER, MA 02720

Parcel Number: 206-024
CAMA Number: 206-024
Property Address: 0 ROUTE 24

Mailing Address: MEGNA DAVID J
227 RIVER RD
WESTPORT, MA 02790

Parcel Number: 206-033
CAMA Number: 206-033
Property Address: 0 SAMMY'S LN

Mailing Address: REZENDES FMLY LTD PARTNRSHP #3
P O BOX 879
ASSONET, MA 02702

Parcel Number: 206-043
CAMA Number: 206-043
Property Address: 0 GEORGE D WILLIAMS LOT

Mailing Address: LOWE EDWARD F TR LOWE
IRREVOCABLE TRUST
44 ELM TREE DR
ASSONET, MA 02702

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 SOLAR LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A TOPEKA
SOLAR 1 LLC
4900 N SCOTTSDALE RD STE 5000
SCOTTSDALE, AZ 85251

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 R LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A
27R LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 SOLAR LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A TOPEKA
SOLAR 1 LLC
4900 N SCOTTSDALE RD STE 5000
SCOTTSDALE, AZ 85251

Parcel Number: 206-044
CAMA Number: 206-044
Property Address: 27 R LOCUST ST

Mailing Address: NIEMIEC FRANK & LINDA A
27R LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-047
CAMA Number: 206-047
Property Address: 35 LOCUST ST

Mailing Address: BOYNTON CHARLES M & PAULINE D
33 LOCUST STREET
ASSONET, MA 02702



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12/20/2021

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300 foot Abutters List Report

Freetown, MA
December 20, 2021

Parcel Number: 206-048
CAMA Number: 206-048
Property Address: 37 LOCUST ST

Mailing Address: CRYSTAL SPRINGS INC
P O BOX 372
ASSONET, MA 02702

Parcel Number: 206-049
CAMA Number: 206-049
Property Address: 41 LOCUST ST

Mailing Address: CROMWELL CHARLES E
41 LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-050
CAMA Number: 206-050
Property Address: 45 LOCUST ST

Mailing Address: ST JEAN BRETT TR BRETT R ST JEAN
REV TRUST
45 LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-051
CAMA Number: 206-051
Property Address: 7 DANA LEE DR

Mailing Address: PORTER JAMES J & CATHERINE A
7 DANA LEE DR
ASSONET, MA 02702

Parcel Number: 206-052
CAMA Number: 206-052
Property Address: 9 DANA LEE DR

Mailing Address: WHITEHEAD JEFF & SHANNON
9 DANA LEE DR
ASSONET, MA 02702

Parcel Number: 206-053
CAMA Number: 206-053
Property Address: 11 DANA LEE DR

Mailing Address: FEIJO DAVID M & LINDA A
11 DANA LEE DR
ASSONET, MA 02702

Parcel Number: 206-054
CAMA Number: 206-054
Property Address: 0 REAR DANA LEE DR

Mailing Address: LEDGEVIEW DEVELOPMENT CO INC
117 RICHMOND RD
ASSONET, MA 02702

Parcel Number: 206-056
CAMA Number: 206-056
Property Address: 1 SIMMONS ST

Mailing Address: TAYLOR-O REILLY ANNETTE L L/E
1 SIMMONS ST
ASSONET, MA 02702

Parcel Number: 206-063
CAMA Number: 206-063
Property Address: 10 DANA LEE DR

Mailing Address: SILVA SUSAN L
10 DANA LEE DR
ASSONET, MA 02702

Parcel Number: 206-064
CAMA Number: 206-064
Property Address: 3 DEAN ST

Mailing Address: BUTLER CRAIG T
3 DEAN ST
ASSONET, MA 02702

Parcel Number: 206-083
CAMA Number: 206-083
Property Address: 82 FORGE RD

Mailing Address: SOUZA DANIEL C & DEBRA J
82 FORGE RD
ASSONET, MA 02702

Parcel Number: 206-084
CAMA Number: 206-084
Property Address: 78 FORGE RD

Mailing Address: LAVOIE NICHOLAS & KATHRYN TRS N A
& K D LAVOIE LIVING TRUSTS
78 FORGE RD
ASSONET, MA 02702



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12/20/2021

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300 foot Abutters List Report

Freetown, MA
December 20, 2021

Parcel Number: 206-085
CAMA Number: 206-085
Property Address: 74 FORGE RD

Mailing Address: BISZKO JOSEPH M JR & NANETTE J
THE BISZKO FAMILY TRUST IRREV
74 FORGE RD
ASSONET, MA 02702

Parcel Number: 206-089
CAMA Number: 206-089
Property Address: 67 FORGE RD

Mailing Address: FRETT JESSICA J
67 FORGE RD
ASSONET, MA 02702

Parcel Number: 206-090
CAMA Number: 206-090
Property Address: 69 FORGE RD

Mailing Address: DEPIN ROBERT F
P O BOX 905
ASSONET, MA 02702

Parcel Number: 206-091
CAMA Number: 206-091
Property Address: 71 FORGE RD

Mailing Address: FURTADO LOLA C
71 FORGE RD
ASSONET, MA 02702

Parcel Number: 206-092
CAMA Number: 206-092
Property Address: 75 FORGE RD

Mailing Address: ROSE SHIRLEY
75 FORGE RD
ASSONET, MA 02702

Parcel Number: 206-093
CAMA Number: 206-093
Property Address: 40 LOCUST ST

Mailing Address: MACEK EDWARD A JR & FLORENCE H
40 LOCUST STREET
ASSONET, MA 02702

Parcel Number: 206-094
CAMA Number: 206-094
Property Address: 38 LOCUST ST

Mailing Address: BOURBEAU LUCIEN M JR
38 LOCUST ST
ASSONET, MA 02702

Parcel Number: 206-095
CAMA Number: 206-095
Property Address: 36 LOCUST ST

Mailing Address: DESSERT ERNEST H & JOYCE TRSTE
DESSERT FAMILY TRUST
36 LOCUST ST
ASSONET, MA 02702

Parcel Number: 207-024
CAMA Number: 207-024
Property Address: 62 FORGE RD

Mailing Address: ROBERT JEFFREY A
62 FORGE ROAD
ASSONET, MA 02702

**Freetown Board of Assessors
CERTIFIED ABUTTERS LIST**



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

12/20/2021

Page 3 of 3

CERTIFIED ABUTTERS (L&P)
FURNISHED TO ASSOCIATE

1000 1000 1000 1000

1000 1000 1000 1000

The Commonwealth of Massachusetts
Office of the Collector of Taxes
Town of Freetown
Municipal Lien Certificate



Number: 4692
8/11/2021

Klavens Law Group
20 Park Plaza 402
Boston, MA 02116

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 8/11/2021 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	206-43	Assessed Owner	LOWE EDWARD F TR
Account	2215	Additional Owner	LOWE IRREVOCABLE TRUST
Location of Property	GEORGE D WILLIAMS LOT	Supposed Present Owner	
		Legal Reference	Book LC 45
Acreage	8.5 Acres		Page 143
			Deed Date 11/2/2018

VALUATION

FY	Residential	Rate1 Open Space	Rate 2 Commercial	Rate 3 Industrial	Rate 4	Exempt
2022	0	12.70	0.00	20.63	0	0
			10,740		20.63	

ASSESSMENT

	2022 1st Quarter	2022 2nd Quarter	2022 3rd Quarter	2022 4th Quarter	FY 2021	FY 2020
Preliminary Tax	\$55.40	\$55.39	N/A	N/A	\$107.99	\$257.09
Actual Tax					\$113.58	-\$41.11
Interest To Date	\$0.00	\$0.00			\$0.00	\$0.00
Credits	\$55.40				\$221.57	\$215.98
Interest Credit	\$0.00				\$0.00	\$0.00
Per Diem	\$0.00	\$0.00			\$0.00	\$0.00
Balance Due	\$0.00	\$55.39			\$0.00	\$0.00

Property Tax Interest Per Diem \$0.00
Committed Tax Balance \$55.39

PLANNING BOARD

Chapter Land

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.
INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 8/11/2021

Jessica Thomas

Collector of Taxes

Asst Collector

The Commonwealth of Massachusetts
Office of the Collector of Taxes
Town of Freetown
Municipal Lien Certificate



Number: 4693
8/11/2021

Klavens Law Group
20 Park Plaza 402
Boston, MA 02116

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 8/11/2021 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	206-49.01	Assessed Owner	CAPITAL FUNDING SERVICES LLC
Account	4188	Additional Owner	
Location of Property	LOCUST ST	Supposed Present Owner	
Acreage	42.704 Acres	Legal Reference	Book LC 43 Page 225 Deed Date 10/21/2016

VALUATION

FY	Residential	Rate1 Open Space	Rate 2 Commercial	Rate 3 Industrial	Rate 4	Exempt
2022	231,900	12.70	0	0.00	0	20.63
						0

ASSESSMENT

	2022 1st Quarter	2022 2nd Quarter	2022 3rd Quarter	2022 4th Quarter	FY 2021	FY 2020
Preliminary Tax	\$736.29	\$736.28	N/A	N/A	\$1,447.83	\$1,391.93
Actual Tax					\$1,497.30	\$1,503.72
Interest To Date	\$0.00	\$0.00			\$0.00	\$0.00
Credits	\$736.29				\$2,945.13	\$2,895.65
Interest Credit	\$0.00				\$0.00	\$0.00
Per Diem	\$0.00	\$0.00			\$0.00	\$0.00
Balance Due	\$0.00	\$736.28			\$0.00	\$0.00

Property Tax Interest Per Diem \$0.00
Committed Tax Balance \$736.28

PLANNING BOARD

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.

INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 8/11/2021

Jessica Thomas

Collector of Taxes



2016 00048385
 Cert: 7610 Bk: 48 Pg: 225
 Doc: DEED 10/21/2016 10:38 AM

Quitclaim Deed

I, Charles M. Boynton, being married to Pauline Boynton, of Freetown, Massachusetts

for consideration paid, and in consideration of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars,

hereby grant to Capital Funding Services, LLC, a Massachusetts limited liability company, with a business address of 3129 County Street, Somerset, Massachusetts 02726

with QUITCLAIM COVENANTS

that certain parcel of land, situated in Assonet in the Town of Freetown, in the County of Bristol and Commonwealth of Massachusetts, described as follows:

Locust Street, Lot #5

Sub. #34179E w/ Cert. #6626

Property Address:

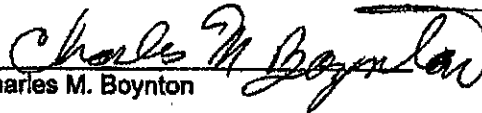
0 Locust Street

Assonet (Freetown), MA 02702

Being a portion of the Premises described in a deed dated March 3, 1945 recorded with the Bristol County (Fall River District) Registry of Deeds at Book 857, Page 31. Also see Notice of Petition at Book 869, Page 193 and Notice of Decree at Book 892, Page 483. For Grantor's title, see Order and Decree registered with the Bristol County (Fall River District) District of the Land Court as Document No. 38235 as noted on Certificate of Title No. 6626.

We, Charles M. Boynton and Pauline Boynton, hereby release any and all rights of homestead in the property conveyed herein. We attest under the pains and penalties of perjury there are no other persons who can validly claim an estate of homestead in the property conveyed herein through us. I, Pauline Boynton, execute this deed for the sole purpose of releasing any homestead rights I may have in this property.

WITNESS my hand and seal this 21st day of October, 2016.


Charles M. Boynton


Commonwealth of Massachusetts

County of Bristol

On this 21st day of October, 2016, before me, the undersigned notary public, personally appeared Charles M. Boynton, proved to me through satisfactory evidence of identification, which was,

[] Valid Driver's License
[] Notary public's personal knowledge of individual
[x] Other: MA Identification Card

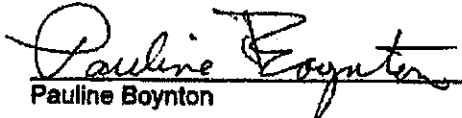
to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose.


Richard J. Fidler, notary public
My commission expires: 02/24/17

MASSACHUSETTS EXCISE TAX
Bristol RD Fall River, MA
Date: 10/21/2016 0:38 AM
Ctrl# 0218700402 Doc# 00046886
Fee: \$1,368.00 Cons: \$300,000.00



WITNESS my hand and seal this 21st day of October, 2016.


Pauline Boynton

Commonwealth of Massachusetts

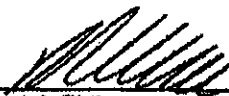
County of Bristol

On this 21st day of October, 2016, before me, the undersigned notary public, personally appeared Pauline Boynton, proved to me through satisfactory evidence of identification, which was,

- ☒ Valid Driver's License
☐ Notary public's personal knowledge of individual
☐ Other: _____

to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose.




Richard J. Fidler, notary public
My commission expires: 02/24/17

DOC No: 00043385

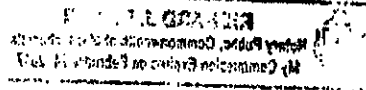
CRISTAL COUNTY LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION **

On: Oct 21, 2016 at 10:38A

Document Fee: 125.00 Rec Total: \$1,718.00

CERTIFICATE No: 7810 EX 00043 PG 225



Transfer Certificate of Title

Cert No: 7610
Book: 43
Page: 225
Doc No: 48385

From Transfer Certificate No. 6626, Originally Registered November 14, 1966, in Registration Book 11, Page 413 for the Fall River Registry District of Bristol County.

This is to Certify that

CAPITAL FUNDING SERVICES, LLC a Massachusetts limited liability company, with a business address of 3129 County St., Somerset, Ma

Is the owner in fee simple,
of that certain parcel of land situated in FREETOWN,
in the County of Bristol and Commonwealth of Massachusetts, described as follows:

Locust St
Lot #5 Sub.#34179E
W/cer.#6626

Being a portion of the Premises described in a deed dated March 3, 1945 recorded with the Bristol County Fall River District Registry of Deeds at Book 857, Page 31. Also see Notice of Petition at Book 869, Page 193 and Notice of Decree at Book 892, Page 483. For Grantor's Title, see Order and decree registered with the Bristol County Fall River District of the Land Court as Document No. 38235 as noted on Certificate of Title No. 6626.

see attached

857/31 N MAIN ST. FALL RIVER

*see prior cert
6626*

*THIS IS THE
FIRST TIME
ON ANY
CERTIFICATE
THAT THIS
APPEARED?*

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws and that the title of said

CAPITAL FUNDING SERVICES, LLC

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said Chapter, which may be subsisting, and subject also as aforesaid.

Witness JUDITH C. CUTLER, Chief Justice of the Land Court, at Fall River, in said county of Bristol
the twenty-first day of October in the year two thousand and sixteen
at 10 o'clock and 38 minutes in the forenoon.

Bernard J. McDonald III

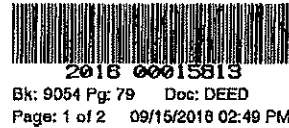
Attest, with the Seal of said Court,
Bernard J. McDonald, III, Assistant Recorder

Land Court Case: No. 34179

Property Address: 0 Locust St
Assonet, Ma

Cert No: 7610

(2)



QUITCLAIM DEED

I, Edward F. Lowe, Individually of 44 Elm Tree Drive, Assonet, Bristol County, Massachusetts 02702 for consideration paid and in full consideration of one (\$1.00) dollar

Grant to *Edward F. Lowe, Trustee for the benefit of the Lowe Irrevocable Trust under Declaration of Trust dated October 30, 2014* and recorded on 9/15/2016, 2014 at Book 9054 Page 77 of the Fall River Registry of Deed (ADA)

That certain parcel of land in Freetown in the County of Bristol and in the Commonwealth of Massachusetts, bounded and described as follows:

PARCEL I

About One and one quarter (1 ¼) acres of meadow land bounded NORTHERLY by land now or formerly of Leonard Walsh and land now or formerly of William W. Davis;

EASTERLY by land now or formerly of William W. Davis;

SOUTHERLY by land now or formerly of William W. Davis; and

WESTERLY by land now or formerly of Addie M. Wing.

PARCEL II

A certain tract of woodland situated in said Freetown being #9 of the list of lots named in a license granted to Gilbert W. Nichols as conservator of the property of Anthony D. Hathaway of said Freetown which said license was dated May 6, 1910 and in bounded and described as follows: The "George D. Williams" woodlot of about Fourteen acres lying a little Easterly from the Taunton Road in said Freetown and bounded Northerly by land now or formerly of Caroline A. Bowers (Daniel Cudworth Land) Easterly by the "Pratt" lot now or formerly of Frances Stone; Southerly by "Ephraim Swamp" now or formerly of Anthony Charles A. Briggs and Tripp woodland now or formerly of Anthony D. Hathaway; and Westerly by land now or formerly of Anthony D. Hathaway.

Shows

NO TITLE EXAMINATION PERFORMED

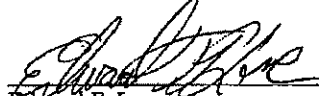
PROPERTY ADDRESS: 44 Elm Tree Drive, Assonet, MA 02702

(24)

RESERVING FOR SAID GRANTOR A LIFE ESTATE FOR THE REMAINDER OF HIS NATURAL LIFE OR UNTIL HE, BY WRITTEN INSTRUMENT RECORDED WITH SAID REGISTRY OF DEEDS, RELINQUISHES OR VOLUNTARILY TERMINATES SAID LIFE ESTATE.

Being the same premises conveyed to Edward F. Lowe aka Edward Lowe and Daniel J. Lowe to Edward F. Lowe, Individually by deed recorded with the Fall River Registry of Deeds on October 27, 2011 in Book 7777 Page 251.

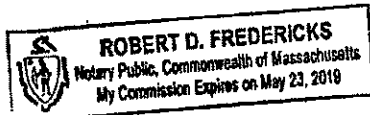
Witness my hand and seal this 13 day of November, 2014.



Edward F. Lowe

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BRISTOL

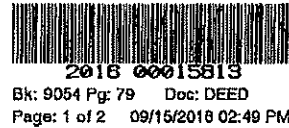
On this 13th day of November 2014, before me the undersigned notary public, personally appeared Edward F. Lowe, proved to me through satisfactory evidence of identification, which was License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Robert D. Fredericks, Notary Public
My Commission Expires: 05/23/2019

ATTEST: BR. COUNTY, F.R. DIST.
Bernard I McDonald III Register

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QUITCLAIM DEED

I, Edward F. Lowe, Individually of 44 Elm Tree Drive, Assonet, Bristol County, Massachusetts 02702 for consideration paid and in full consideration of one (\$1.00) dollar

Grant to *Edward F. Lowe, Trustee for the benefit of the Lowe Irrevocable Trust under Declaration of Trust dated October 30, 2014* and recorded on 9/15/2016, 2014 at Book 9054 Page 77 of the Fall River Registry of Deed (ADA)

That certain parcel of land in Freetown in the County of Bristol and in the Commonwealth of Massachusetts, bounded and described as follows:

PARCEL I

About One and one quarter (1 ¼) acres of meadow land bounded NORTHERLY by land now or formerly of Leonard Walsh and land now or formerly of William W. Davis;

EASTERLY by land now or formerly of William W. Davis;

SOUTHERLY by land now or formerly of William W. Davis; and

WESTERLY by land now or formerly of Addie M. Wing.

PARCEL II

A certain tract of woodland situated in said Freetown being #9 of the list of lots named in a license granted to Gilbert W. Nichols as conservator of the property of Anthony D. Hathaway of said Freetown which said license was dated May 6, 1910 and in bounded and described as follows: The "George D. Williams" woodlot of about Fourteen acres lying a little Easterly from the Taunton Road in said Freetown and bounded Northerly by land now or formerly of Caroline A. Bowers (Daniel Cudworth Land) Easterly by the "Pratt" lot now or formerly of Frances Stone; Southerly by "Ephraim Swamp" now or formerly of Anthony Charles A. Briggs and Tripp woodland now or formerly of Anthony D. Hathaway; and Westerly by land now or formerly of Anthony D. Hathaway.

Shows

NO TITLE EXAMINATION PERFORMED


PROPERTY ADDRESS: 44 Elm Tree Drive, Assonet, MA 02702

(24)

RESERVING FOR SAID GRANTOR A LIFE ESTATE FOR THE REMAINDER OF HIS NATURAL LIFE OR UNTIL HE, BY WRITTEN INSTRUMENT RECORDED WITH SAID REGISTRY OF DEEDS, RELINQUISHES OR VOLUNTARILY TERMINATES SAID LIFE ESTATE.

Being the same premises conveyed to Edward F. Lowe aka Edward Lowe and Daniel J. Lowe to Edward F. Lowe, Individually by deed recorded with the Fall River Registry of Deeds on October 27, 2011 in Book 7777 Page 251.

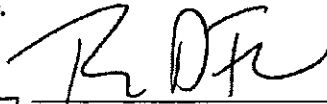
Witness my hand and seal this 13 day of November, 2014.

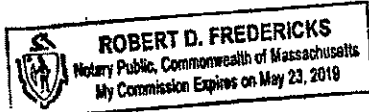

Edward F. Lowe

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BRISTOL

On this 13th day of November 2014, before me the undersigned notary public, personally appeared Edward F. Lowe, proved to me through satisfactory evidence of identification, which was License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Robert D. Fredericks, Notary Public
My Commission Expires: 05/23/2019

ATTEST: BR. COUNTY, F.R. DIST.
Bernard I McDonald III Register

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2018 00050259
Cert: 7830 Bk: 45 Pg: 143
Doc: DEED 11/02/2018 11:27 AM

5774

CONFIRMATORY QUITCLAIM DEED

I, Edward F. Lowe, Individually, of 44 Elm Tree Drive, Assonet, Bristol County, Massachusetts 02702

For consideration paid and in full consideration of less than ten (\$10.00) dollars grant to Edward F. Lowe, Trustee for the benefit of the Lowe Irrevocable Trust under Declaration of Trust dated October 30, 2014. See Trustees Certificate Pursuant to M.G.L. C184 §recorded herewith. *

That certain parcel of land situate in Freetown in the County of Bristol and in the Commonwealth of Massachusetts, bounded and described as follows:

PARCEL I

About One and one quarter (1 ¼) acres of meadow land bounded NORTHERLY by land now or formerly of Leonard Walsh and land now or formerly of William W. Davis,

EASTERLY by land now or formerly of William W. Davis,

SOUTHERLY by land now or formerly of William W. Davis, and

WESTERLY by land now or formerly of Addie M. Wing.

PARCEL II

A certain tract of woodland situated in said Freetown being #9 of the list of lots named in a license granted to Gilbert M. Nichols as conservator of the property of Anthony D. Hathaway of said Freetown which said license was dated May 6, 1910 and is bounded and described as follows: The "George D. Williams" woodlot of about Fourteen acres lying a little Easterly from the Taunton Road in said Freetown and bounded Northerly by land now or formerly of Caroline A. Bowers (Daniel Cudworth Land) Easterly by the "Pratt" lot now or formerly of Frances Stone; Southerly by "Ephraim Swamp" now or formerly of Anthony Charles A. Briggs and Tripp woodland now or formerly of Anthony D. Hathaway, and Westerly by land now or formerly of Anthony D. Hathaway. OKOWS

PROPERTY ADDRESS: 44 Elm Tree Drive, Assonet, MA 02702 (42)

For title to Parcels I and II see Deed dated May 22, 2000 and recorded with the Bristol County Fall River District Registry of Deeds in Book 3811 Page 70.

PARCEL III

WESTERLY by Taunton Road one hundred sixty-five and 99/100 (165.99) feet;

NORTHERLY by land now or formerly of James H. Winslow two hundred sixteen and 48/100 (216.48) feet;

WESTERLY by said Winslow land, land now or formerly of Stella B. Jackson and land now or formerly of Sarah H. Barnaby two hundred sixty-one and 52/100 (261.52) feet;

NORTHERLY by land now or formerly of Sarah N. Winslow four hundred sixty-three and 32/100 (463.32) feet;

NORTHWESTERLY by the same, forty-seven and 52/100 (47.52) feet;

SOUTHWESTERLY still by said Winslow land and land now or formerly of Sarah B. Porter three hundred forty-three and 86/100 (343.86) feet;

NORTHWESTERLY by land now or formerly of W. F. Barrows et al four hundred thirty and 32/100 (430.32) feet,

NORTHEASTERLY by land now or formerly of Henry H. Winslow seven hundred forty-nine and 10/100 (749.10) feet;

EASTERLY by the same, two hundred six and 25/100 (206.25) feet,

NORTHEASTERLY still by said Winslow land one hundred forty and 5/10 (140.5) feet;

SOUTHEASTERLY by a line in Assonet River, being the middle of the channel about one hundred and eighty-two (182) feet,

SOUTHWESTERLY by another line in said River about eighty-two (82) feet;

SOUTHEASTERLY by the northwesterly bank of said Assonet River five hundred sixty-nine and 25/100 (569.25) feet;

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SOUTHWESTERLY by a "right of way" shown on the plan hereinafter mentioned forty-one and 58/100 (41.58) feet;

SOUTHEASTERLY by said "right of way" one hundred sixty-eight and 96/100 (168.96) feet; and

SOUTHWESTERLY by land formerly of John D. Wilson and land now or formerly of Joaquin Rezendes four hundred twenty-three and 39/100 (423.39) feet.

The above described land is subject to the provision for keeping wall in repair as set forth in deed given by John D. Wilson to Charles A. Briggs dated May 5, 1899, and recorded with the Fall River District Deeds, Book 63, Page 437, and also to sewer reservations as described in deed date January 24, 1941 and filed as Document #2550.

There is appurtenant to said land a right of way from the southerly side thereof to the highway all as shown on Plan #1220A hereinafter referred to in common with all others entitled thereto; and also a right of way from the northeast corner of said tract over said river and said Winslow land to Mill Street in common as aforesaid.

Subject to an easement in favor of Eleanor P. Winslow and Ruth W. Moreland filed with said Deeds as Certificate of Title No. 4790 as Document No. 2539.

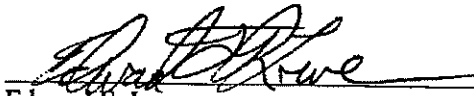
Subject to an easement to Algonguin Gas Transmission Company, filed with said Deeds as Certificate of Title No. 4790 as Document No. 7478.

The above described land is shown as Lot A on Plan #1220A filed with Certificate of Title #7 and there is excepted from said Lot A land shown as Lot A-1 on a plan drawn by Benjamin R. Evans, Surveyor, dated December 10, 1940, filed in the Land Registration Office, a copy of a portion of which as approved by the Court is filed with Certificate of Title #652, Book 3, Page 471, Fall River District of the Land Court.

For title, see Certificate of Title No. 4790 and recorded with the Bristol County Fall River District Registry of Deeds.

For title reference see Book 30 Page 145 Certificate 5774.

Witness my hand and seal this 21st day of September, 2018.

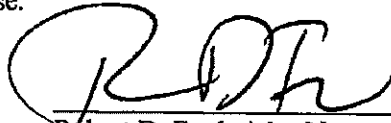

Edward F. Lowe

44

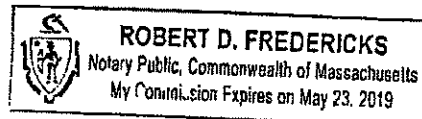
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BRISTOL

On this 28th day of September 2018, before me the undersigned notary public, personally appeared Edward F. Lowe, proved to me through satisfactory evidence of identification, which was valid mss drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Robert D. Fredericks, Notary Public
My Commission Expires: 05/23/2019



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